

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 21, 2008**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 21, 2008, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. JESSIE CRAWFORD, JR., SP 2008-LE-075 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 9.9 ft. from side lot line. Located at 5515 Dunsmore Rd. on approx. 12,280 sq. ft. of land zoned R-3. Lee District. Tax Map 91-4 ((6)) 41.  
SC  
Approved
- 9:00 A.M. ISLAMIC FOUNDATION OF NORTH AMERICA, INC., SP 2008-LE-076 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fences greater than 4.0 ft. in height in front yard. Located at 6521 South Kings Hwy. on approx. 1.27 ac. of land zoned R-2. Lee District. Tax Map 92-2 ((1)) 20.  
SC  
Admin.  
Moved to  
12/16/08  
for Notices
- 9:00 A.M. STEPHEN WILLIAM CRUTCHLEY, ANN CRUTCHLEY, SP 2008-SU-069 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.0 ft. from side lot line. Located at 12020 Wayland St. on approx. 24,696 sq. ft. of land zoned R-2. Sully District. Tax Map 46-1 ((8)) 40. (Admin. moved from 9/30/08 at appl. req.)  
SC  
Deferred to  
12/16/08 at  
appl. req.
- 9:00 A.M. ALANE A. FRASER, SP 2008-SU-077 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 7.7 ft. from side lot line such that side yards total 16.3 ft. Located at 15016 Tarleton Dr. on approx. 10,794 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 53-2 ((2)) (10) 9.  
DH  
Approved
- 9:00 A.M. ALBERTO & JUANA GONZALEZ, SP 2008-LE-078 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on errors in building locations to permit accessory storage structure to remain 4.0 ft. with eaves 3.2 ft. from rear lot line and 12.3 ft. from side lot line, accessory structure to remain 0.2 ft. from rear lot line and 0.1 ft. from side lot line and reduction of certain yard requirements to permit construction of roofed deck 28.2 ft. from front lot line and second story addition 13.8 ft. and 14.8 ft. from side lot lines. Located at 6268 Wills St. on approx. 12,056 sq. ft. of land zoned R-1. Lee District. Tax Map 91-1 ((6)) 8.  
DH  
Admin.  
Moved to  
12/2/08 for  
Notices

- 9:00 A.M. TRUSTEES OF CROSSROADS BAPTIST CHURCH, SPA 90-M-036-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 90-M-036 previously approved for church with child care center, nursery school and private school of general education to permit increase in land area, building addition, site modifications and an increase in enrollment. Located at 3494 Paul St., 3538 Moncure Ave. and 5811 Hoffmans La. on approx. 1.74 ac. of land zoned R-3 and HC. Mason District. Tax Map 61-4 ((30)) 22 and 61-4 ((39)) 6 and 61-4 ((1)) 112. (Admin. moved from 7/15/08 for ads.) (Admin. moved from 9/23/08 at appl. req.)
- SCL  
Approved
- 9:30 A.M. RICHARD LORD, A 2008-SP-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 6616 Saddlehorn Ct. on approx. 9,400 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((11)) 9.
- CF  
Admin.  
Moved to  
1/27/09 at  
appl. req.
- 9:30 A.M. TYSONS TERRACE HOMEOWNERS ASSOCIATION, A 2008-PR-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a home business, which is operating on property in the R-12 District, is most similar to a School of Special Education and is, therefore, allowable under Zoning Ordinance provisions and that the property is in compliance with the limitations of the Home Occupation Permit. Located at 8134 Boss St. on approx. 1,760 sq. ft. of land zoned R-12. Providence District. Tax Map 39-2 ((43)) 22.
- MS  
Deferred to  
11/18/08 at  
appl. req.
- 9:30 A.M. GONZALO FLORES, A 2008-LE-045 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 4420 Roundhill Rd. on approx. 10,560 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 73.
- GT  
Withdrawn
- 9:30 A.M. SOHAIL CHEEMA, A 2008-MA-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a storage yard and has erected accessory uses (fence and cement pad) on a vacant lot without a principal use on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 5273 Canard St. on approx. 14,140 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((7)) 1. (Admin. moved from 10/7/08 at appl. req.)
- GT  
Upheld
- 9:30 A.M. ATLANTIC CONSTRUCTION FABRICS, INC., A 2008-SU-016 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop, has erected a trailer and accessory storage structures, and is permitting outdoor storage on property in the I-3 District without site plan approval, Building Permit approval, nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 3720 Stonecroft Bv. on approx. 2.62 ac. of land zoned I-3, WS and AN. Sully District. Tax Map 33-2 ((2)) 13. (Reconsideration granted on 7/29/08) (Deferred from 9/30/08)
- DWH  
Upheld

9:30 A.M. JAMES G. MILLER, TRUSTEE FOR JAMES G. MILLER REVOCABLE TRUST, J.G. MILLER, INC., ATLANTIC CONSTRUCTION FABRICS, A 2008-SU-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established and is allowing the operation of contractors offices and shops, the erection of a trailer and accessory storage structures, and outdoor storage on property in the I-3 District without site plan approval, Building Permit approval nor a valid Non-Residential Use Permit all in violation of Zoning Ordinance provisions. Located at 3720 Stonecroft Bv. on approx. 2.62 ac. of land zoned I-3, WS and AN. Sully District. Tax Map 33-2 ((2)) 13. Upheld (Reconsideration granted on 7/29/08) (Deferred from 9/30/08)

**JOHN F. RIBBLE III, CHAIRMAN**